

Southgate Shopping Center *Muscle Shoals, Alabama*

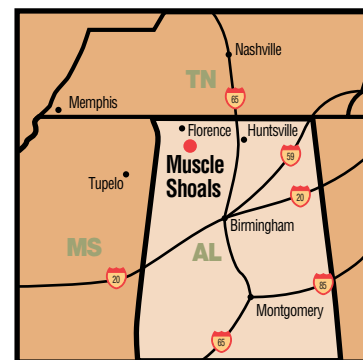
*The Market*

Total Trade  
Area Population **284,725**  
Average Household  
Income **\$54,853**

*Traffic Count*

VPD  
North of  
US 43, US 72 and  
Avalon Avenue **33,150**  
North of  
US 43, US 72 and  
Avalon Avenue **34,536**  
Avalon Avenue  
at Center **21,770**

For Leasing Information  
Contact Leslie Zeanah  
334-277-1000 ext. 539  
leslie.zeanah@aronov.com



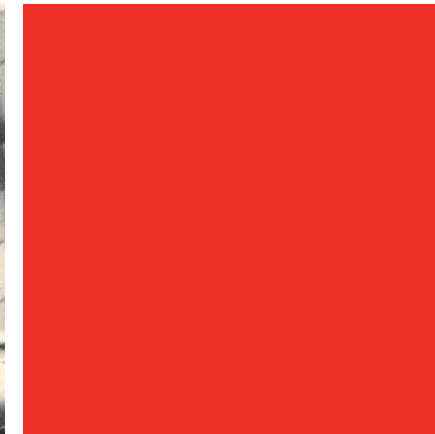
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04/16



Southgate Shopping Center

*Muscle Shoals, Alabama*



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# The Center

## Southgate Shopping Center Muscle Shoals, Alabama

### Project Highlights

- Convenient to several large residential and apartment communities.
- Anchored by Wal-Mart SuperCenter.
- Located on Avalon Road, a five lane road, and Woodward Avenue (US Hwy 43/72) where traffic counts exceed 34,530 vehicles per day.
- Located near hospital and medical facilities.
- Southgate Shopping Center is home to the market's only Tractor Supply.
- The retail hub for the tri-city markets of Tusculmbia, Sheffield and Muscle Shoals.
- The market includes 11,462 businesses which employ 112,267 persons.

### The Project

519 Avalon Avenue  
Muscle Shoals, AL 35661

Wal-Mart SuperCenter,  
Tractor Supply, Burkes Outlet,  
Specialty Shops

Total Square Feet **499,110**

